

Lettings Fees (Landlords)

All our landlords are vitally important to us so we make sure that they receive a very personal service from experienced letting agents who retain extensive knowledge of their local areas and are adequately qualified and equipped to handle matters effectively on their behalf.

Most of our clients have specific requirements so the extensive range of services we provide can be tailored accordingly which is why we do not offer a standard commission rate.

The commission which we charge will always remain as competitive as possible without compromising our high standards of service. So although a general guide of our fees are listed below, we would urge any landlord thinking of renting out a property locally to contact our lettings department to discuss in more detail the various options available.

Upon request, we can offer a free market appraisal of the property in question and provide a definitive commission quotation linked to a bespoke range of services which will best meet the needs of the individual landlord concerned.

Let only service - Marketing the property for rent, sourcing suitable tenants, accompanying all viewings, conducting extensive referencing including the initial right to rent checks, preparing all paperwork and progressing a transaction through to commencement - **12% of the annual rental inc VAT** paid annually in advance.

Discounts available dependent on an individual landlord's circumstances or specific requirements.

Management Service – Providing a complete management service from commencement of a tenancy to termination including regular internal inspections of the rental property - **6% inc VAT** of the monthly rent paid monthly in advance.

The fully managed service includes: -

- Carry out periodic property visits and reporting back to landlord throughout the tenancy
- Rent collection and remitting to landlord. Including chasing of late rental payments (if applicable)
- Advise all utility providers of changes
- Arrange routine repairs and instructing contractors
- Dedicated property management department to liaise with landlord on any repairs
- Hold a set of management keys throughout the tenancy
- Keeping landlords updated of any change in government legislation
- Arranging the check-out with tenant at the termination of the tenancy
- Negotiating between landlord and tenant on any disbursement of the Tenancy Deposit
- Return of the deposit to relevant parties with prior agreement. Instruct contractors to carry out agreed works that may be required.

Rent collection service – Collecting the rent on behalf of the Landlord throughout the tenancy – **2.4% of the monthly rent inc VAT** paid monthly in advance. This service is included in the Management Service should we be instructed to manage the property at no additional cost.

Discounts available dependent on an individual landlord's circumstances or specific requirements.

Additional charges -

Rental Warranty Cover – This service is provided by FCC Paragon and is charged at £156 inc VAT which offers legal cover and rental warranty *terms and conditions apply – please contact our lettings department for more information.

Inventory (condition) report - Upon request we will instruct an independent third-party contractor to carry out a comprehensive inventory report and check-in. Charges are based on the size of the property:

Inventory Check-In charges -

- 1 bed **£150 inc VAT**
- 2 bed **£165 inc VAT**
- 3 bed **£195 inc VAT**
- 4 beds **£225 inc VAT**
- 5 beds by negotiation dependant on any ancillary accommodation etc.

Inventory Check-Out charges -

- 1 bed **£150 inc VAT**
- 2 bed **£160 inc VAT**
- 3 bed **£180 inc VAT**
- 4 beds **£200 inc VAT**
- 5 beds by negotiation dependant on any ancillary accommodation etc.

Renewal fee - If a landlord and tenant wish to renew an existing tenancy then we will charge an annual fee equivalent to the let only service charged at the commencement of the tenancy. We will advise on potential rental uplifts, re-negotiate terms including advice on any rent increases, draw up new paperwork and finalise the contracts.

- **Client money protection (CMP) provided by: ARLA**
- **Independent redress provided by: TPOs**

